

PLANNING BOARD
Meeting Minutes
Thursday, November 9, 2017
Judge Welsh Room
6:30 P.M.

Members Present: Steven Baker.

Members Absent: John Golden (excused), Grace Ryder-O'Malley (excused), Ryan Campbell (alternate) (excused), Brandon Quesnell (excused) and Dave Abramson (excused).

Staff: Gloria McPherson (Town Planner) and Ellen C. Battaglini (Permit Coordinator).

Steven Baker called the Meeting to order at 6:37 P.M. said that the Public Hearing had not been posted properly therefore all agenda items will be either continued or postponed until the Public Hearing of December 14, 2017.

1. **Public Comments:**

None.

2. **Public Hearings:**

a) **PLN 18-03** (*continued from the meeting of October 26th*)

Application by **Katherine J. Frischmuth** requesting a Site Plan Review pursuant to Article 2, Districts and District Regulations, Section 2320 (A) & (B), High Elevation Protection District, of the Zoning By-Laws to construct a new 3' by 10' balcony and replace a 13' by 28' roof deck and expanded stairs on the structure located at **6 Upper Miller Hill Road**. John Golden, Grace Ryder-O'Malley, Steven Baker, Brandon Quesnell and Dave Abramson sat on the case. Steven Baker continued PLN 18-03 to the meeting of December 14, 2017 at 6:30 P.M.

b) **PLN 18-09** (*continued from the meeting of October 26th*)

Application by **Steven H. Cook**, on behalf of **KIP Financial, LLP**, requesting a Special Permit pursuant to Article 4, Special Regulations, Section 4015, Site Plan Review by Special Permit, of the Zoning By-Laws to add a principal structure and create four residential units in two structures, re-configure parking spaces, replace a wire fence with a stockade fence and to make other site and landscape improvements on the property located at **446 Commercial Street**. John Golden, Grace Ryder-O'Malley, Steven Baker, Brandon Quesnell and Dave Abramson sat on the case. Steven Baker continued PLN 18-03 to the meeting of December 14, 2017 at 6:30 P.M.

c) **PLN 18-10** (*postponed from the meeting of October 26th*)

Application by **William N. Rogers, II**, on behalf of **Sharon Pollack** and **Corinne LeGoff**, requesting a Site Plan Review pursuant to Article 2, Districts and District Regulations, Section 2320 (A), High Elevation Protection District, of the Zoning By-Laws to remove a first floor deck, construct a garage under an existing entry deck, construct a dormer and extend a loft area, add a second floor deck over an existing first floor deck and replace all windows, doors and siding on the structure located at **16 Creek Round Hill Road**. Steven Baker postponed PLN 18-03 to the meeting of December 14, 2017 at 6:30 P.M.

d) **PLN 18-11**

Application by **PMR Realty Trust** requesting a Site Plan Review by Special Permit pursuant to Article 4, Special Regulations, Section 4015 a (4), Site Plan Review by Special Permit, of the Zoning By-Laws to add a second floor dormer to accommodate employee dormitory housing on a property that has a curb cut greater than 25% of its existing street frontage located at **212 Bradford Street**. Steven Baker postponed PLN 18-03 to the meeting of December 14, 2017 at 6:30 P.M.

3) **Work Session:** Steven Baker continued all Work Session agenda items until the December 14, 2017 Public Hearing.

a) **Discussion regarding Board communication and meeting length.**

b) **Pending Decisions:**

PLN 18-04 (Brandon)

Application by **Edward M. Roche**, on behalf of **MEILI, LLC**, requesting a Site Plan Review pursuant to Article 4, Special Regulations, Section 4015, Site Plan Review by Special Permit, of the Zoning By-Laws to renovate and raise two structures, construct retaining wall, add parking spaces and complete other site improvements at the property located at **58-60 Bradford Street**, with requested waivers from Article 4, Sections 4035(c), 4163(2), (3) and (6) and 4600.

PLN 17-33 (Steven)

Application by **Mass Organic Therapy, Inc.**, on behalf of **Fifth Gear Realty Trust, Karen R. DePalma, Trustee**, requesting a Special Permit pursuant to Article 2, Districts and District Regulations, Section 2440, Permitted Principal Uses, D7, Medical Marijuana Treatment Center, of the Zoning By-Laws to operate a medical marijuana treatment center at the property located at **2 Harry Kemp Way, Unit 2**.

PLN 17-34 (Steven)

Application by **Mass Organic Therapy, Inc.**, on behalf of **Fifth Gear Realty Trust, Karen R. DePalma, Trustee**, for Site Plan Approval pursuant to Article 4, Special Regulations, Section 4010, Administrative Site Plan Review, of the Zoning By-Laws for a change in use of the structure from a professional office to a medical marijuana treatment center and to make associated site improvements at the property located at **2 Harry Kemp Way, Unit 2**.

PLN 18-06 (Grace)

Application by **612-614 Palmer, LLC, Jim Savko, Manager**, on behalf of **Sue Harrison and Leslie Brock**, requesting a Site Plan Review pursuant to Article 4, Special Regulations, Section 4010, Administrative Site Plan Review, of the Zoning By-Laws to create two new dwelling units, replace a stockade fence, remove a garage and construct a larger garage in a new location and complete other site improvements at the property located at **16 Holway Avenue**, with a requested waiver from Article 4, Section 4163(3).

PLN 18-07 (Grace)

Application by **612-614 Palmer, LLC, Jim Savko, Manager**, on behalf of **Sue Harrison** and **Leslie Brock**, requesting a Special Permit pursuant to Article 4, Special Regulations, Section 4180, Inclusionary and Incentive By-Law, of the Zoning By-Laws to create two new dwelling units and proposing a payment in lieu of creating a partial affordable unit at the property located at **16 Holway Avenue**.

- c) **Discussion of planting list and categories** (placeholder). Tabled.
- d) **Discussion regarding Outer Cape Health plantings and whether they are in compliance with the approved plan** (placeholder). Tabled.
- e) **Discussion of proposed standard conditions for telecommunications facilities** (placeholder). Tabled.
- f) **Minutes of April 23, August 27 and October 22, 2015, January 14, March 24, April 28, June 9, 2016 and September 14, September 28 and October 26, 2017.** Tabled.
- g) **Any other business that may properly come before the Board:** None.

4. Information items

- a) Food truck survey data – for future discussion: Tabled.
- b) Town Planner’s memo of potential zoning by-law amendments for Annual Town Meeting 2018 – Tabled.

Steven Baker adjourned the Planning Board meeting at 6:38 P.M.

Respectfully submitted,

Ellen C. Battaglini

Approved by _____ on _____, 2017
John Golden, Chair